



LAW SCRIBES

Advocates & Solicitors

Reference Number: LS/NM/SB/023

Date : 9th July, 2021

To:

The Maharashtra Real Estate Regulatory Authority (MAHARERA)
6th & 7th Floor, Housefin Bhavan, Plot No. C - 21, E - Block,
Bandra Kurla Complex, Bandra (East), Mumbai 400051.

LEGAL TITLE REPORT

Sub: Title clearance report with respect to all that piece and parcel of land admeasuring 1,937.70 square meters or thereabouts and bearing CTS No. 284/A of Village Deonar, Taluka Kurla in the Registration Sub-District of Mumbai Suburban lying, being and situate at Govandi Station Road (BKSD Marg), Govandi, Mumbai 400 088 (hereinafter referred to as "**the said Land**").

1. On instructions of our clients **Supreme Mega Constructions LLP**, a Limited Liability Partnership, incorporated under the provisions of the Limited Liability Partnership Act, 2008 bearing LLP Identification no. AAA-1117; and having its registered office at 301, Everest Classic, Linking Road, Khar (West), Mumbai - 400052 (hereinafter referred to as "**the Promoter**"), we have investigated the title of the Promoter to the said Land and the Promoter's entitlement to put up construction on the said Land. In the course of such investigation, we have perused *inter alia* photocopies of the documents enlisted hereunder:

- a. **Description of the said Land:** All that piece and parcel of contiguous land admeasuring in aggregate 1,937.70 square meters and now bearing CTS No. 284/A (and formerly bearing CTS Nos. 284/A and 284/C) of Village Deonar, Taluka Kurla in the Registration Sub-District of Mumbai Suburban lying, being and situate at Govandi Station Road (BKSD Marg), Govandi, Mumbai 400 088, and bounded as follows:

On or towards the North by :	Plot bearing CTS nos. 231 and 283;
On or towards the South by :	Plot bearing CTS no. 284/B;
On or towards the East by :	Plot bearing CTS nos. 282 and 280; and
On or towards the West by :	Govandi Station Road (BKSD Marg).
- b. Indenture of Conveyance dated 6th January, 2016, registered with the Sub-Registrar of Assurances at Kurla no. 3 under no. KRL3-106-2016;
- c. Property Register Card in respect of the said Land viz. CTS No. 284/A of Village Deonar, Taluka Kurla, Mumbai Suburban District;
- d. Public Notices in 2 (two) newspapers viz. Free Press Journal (Mumbai edition) and Navshakti (Mumbai edition) both dated 15th June, 2021 for inviting claims in respect of the said Land; and

303, Lotus Pride, St. Francis Road, Vile Parle (West), Mumbai 400 056

T: +91 (22) 26127321 / 2 F: +91 (22) 26127323 E: info@lawscribes.in W: www.lawscribes.in



- e. Search report of the searches taken with the offices of the Sub-Registrar of Assurances at Mumbai and Kurla Taluka for a period of 30 (thirty) years from 1991 to 2021.
2. On perusal of the above mentioned documents and other relevant documents relating to the said Land, we are of the opinion that the title of the Promoter viz. **Supreme Mega Constructions LLP** to the said Land is clear, marketable and without any encumbrances; and further that the Promoter is entitled to undertake development of the said Land by constructing a new multi-storied building on the said Land.

Supreme Mega Constructions LLP being owner of the said Land viz. all that piece and parcel of contiguous land admeasuring in aggregate 1,937.70 square meters and now bearing CTS No. 284/A (and formerly bearing CTS Nos. 284/A and 284/C) of Village Deonar, Taluka Kurla in the Registration Sub-District of Mumbai Suburban lying, being and situate at Govandi Station Road (BKSD Marg), Govandi, Mumbai 400 088, and bounded as follows;

On or towards the North by : Plot bearing CTS nos. 231 and 283;

On or towards the South by : Plot bearing CTS no. 284/B;

On or towards the East by : Plot bearing CTS nos. 282 and 280; and

On or towards the West by : Govandi Station Road (BKSD Marg).

3. The report reflecting the detailed flow of the entitlement of the Promoter to develop the said Land is enclosed herewith and marked as **Annexure 'A'**.

Yours faithfully

For *Law Scribes*


(Neil Mandevia)

Advocate & Solicitor

Encl: Annexure